

**2011 Comprehensive Plan & Zoning Review
MIDDLETOWN REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-MD-01	TAX MAP: 76	COMP PLAN	Natural Resource	Rural Residential		Pre-2010 Plan: LDR plan and R-1 zoning. NR/RC appropriate for this parcel on the eastern slope of Braddock Mountain. Parcel contains a tributary to Ballenger Creek, a pond, moderate and steep slopes with some forest cover. 50% of parcel (6.5 ac.) has RoB [Rohrersville-Lantz silt loam] soil associated with the stream system where on-site sewage disposal is prohibited.
APPLICANT: Daniel Blum	PARCEL: 478, Lot 12					
	ACRES: 13	ZONING	Rsrc. Conservtn.	R-1 Residential		
	LOCATION: W/S Old Swimming Pool Road, Braddock Heights					
CASE # CPZ11-MD-02	TM: 30	COMP PLAN	Ag/Rural	(none specified)		Pre-2010 Plan: RC plan and zoning. Property is cleared, open land and not connected to, nor part of, forested western slopes of Catocin Mountain. Parcel is original tract and could yield 3 + R Ag. lots, but only 2 RC lots. Staff does not support request.
APPLICANT: Maynard/Betty Gaver	P: 221					
	ACRES: 13	ZONING	Agriculture	Rsrc. Conservtn.		
	LOCATION: E/S Wolfsville Rd., south of Delauter Rd.					
CASE # CPZ11-MD-03	TAX MAP: 65	COMP PLAN	Ag/Rural	LDR		Pre-2010 Plan: LDR Plan and A zoning. Property is located within the County's and Town of Middletown's CGA. Staff supports development on public water/sewer and annexation into Middletown. Staff supports the LDR plan designation with zoning to remain A.
APPLICANT: Lewis/Deirdre Bruchey,	PARCEL: 210, lot 1					
	ACRES: 26	ZONING	Agriculture	Agriculture		
	LOCATION: South side MD 17. 1,500 feet west of Old Middletown Road					
CASE # CPZ11-MD-04	TM: 55	COMP PLAN	Ag./Rural	Rural Subdivision (1.5 ac.)		Pre 2010 Plan: Ag,Rural (14.7 ac.) & Rural Subd.(1.3 ac.)/Ag. zoning (14.7 ac.)& R-1 zoning(1.3 ac.) Staff supports the request to restore the 1.3 ac. of R-1 zoning. A 2001 plat added 1.3 acres of land (zoned R-1 at the time) to this lot (24) from adjacent residential parcel for a future 1-lot subdivision of lot 24.
APPLICANT: Ronald/Nancy Walz	P: 182, Lot 24					
	ACRES: 16	ZONING	Agriculture	R-1 Residential (1.5 ac.)		
	LOCATION: NE side Hollow Rd., S/S US Rt. 40; 1,500 ft. south of Hawbottom Rd.					
CASE # CPZ-11-MD-05	TAX MAP: 23	COMP PLAN	LI	GI		Pre-2010 Plan: GI plan and zoning. The parcel has existing buildings and contractor use. Zoning on 2.5 acres (total on both lots combined) was changed from GI to LI during 2010 Plan update. Staff does not object to restoring GI zoning on the 2.5 acres.
APPLICANT: Karl Barron,	PARCEL: 297, Lots 1 & 2					
	ACRES: Lot 1: 2.5 ac; Lot 2: 2.6 ac.	ZONING	LI	GI		
	LOCATION: E/S Wolfsville Rd., 1 mile north of Martin Road.					

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APPLICANT: John/Brenda Shafer	P: 124	COMP PLAN	Natural Resource	Ag/Rural			Pre-2010 Plan: RC plan and zoning on 1/2 of parcel. 1997 Middletown Rgn Plan approved w/ RC zoning & RC Plan designation. Property is wooded with a stream, FEMA floodplain plus some steep & moderate slopes on western edge. A small portion of northern property (0.147 ac.) was changed from Ag/Rural to NR in the 2010 Plan. Agricultural activities are permitted in the RC zoning district. Staff does not support request
	ACRES: 4.73	ZONING	Rsrce. Conservtn.	Agriculture			
	LOCATION: W/S Reno Monument Rd., 400 ft. north of Bolivar Rd.						
CASE # CPZ11-MD-07	TAX MAP: 65	COMP PLAN	LDR	GC			No change from 2010 Plan. Staff supports maintaining the split GC/R-3 zoning on this property to distinguish the business portion of property from the residential portion. The R-3 on this parcel is adjacent to and buffers the residential dwellings to the east and north. Changing the residence to GC will make it a non-conforming use.
APPLICANT: Richard Blickenstaff	PARCEL: 70						
	ACRES: 0.92 ac.	ZONING	GC/R-3	GC			
LOCATION: N/S Old National Pike, 400 ft. west of Beechtree Drive							
CASE # CPZ11-MD-08	TM: 30	COMP PLAN	Ag/Rural				Pre-2010 Plan: RC plan and zoning. Property is cleared, open agricultural land and doesn't possess characteristics consistent with RC zoning. Parcel could yield 3 or 4 Ag. subdivision lots per Development Review Office (see File S-1134). Staff does not support request for RC zoning.
APPLICANT: Robert Short/Ronald Chen	P: 25						
	ACRES: 63						
LOCATION: E/S Pleasant Walk Road, 1300 ft north of Easterday Road							
CASE # CPZ-11-MD-09	TAX MAP: 55	COMP PLAN	Ag/Rural	LDR			Pre-2010 Plan: LDR plan, Ag. zoning Within Town of Middletown's Growth Boundary and identified on Town's Master Plan for low density residential uses. Staff supports expansion of County CGA to mirror the Town's growth boundary and would support the LDR plan designation.
APPLICANT: Mid-North Partners (Philip Topper, Jr.)	PARCEL: 92 & 46						
	ACRES: P.92: 105 ac; P.46: 13 ac.	ZONING	Agricultural				
LOCATION: W/S MD Rt. 17, adjacent to Town of Middletown							
CASE # CPZ-11-MD-10	TM: 56	COMP PLAN	Natural Resource	Rural Residential			Pre-2010 Plan: LDR plan and R-1 zoning. Property is completely wooded and located on slopes of Braddock Mountain. Established County policies (WR-P-04, MG-P-04, AG-P-03, MG-G-06) do not support residential growth areas that utilize individual wells and private septic systems and expansion into NR designated areas. RC zoning would help to maintain contiguous block of forestland along this part of Catocin Mountain.
APPLICANT: Herbert and Marilyn Dennison,	P: 230 & 438						
	ACRES: P. 230: 8 ac.; P.438: 4 ac.	ZONING	Rsrce. Conservtn.	R-1			
LOCATION: W/S Ridge Rd, adjacent to I-70 in Braddock Heights							

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CASE # CPZ11-MD-11	TAX MAP: 37	COMP PLAN	Ag/Rural	LDR		Pre-2010 Plan: Ag/Rural plan and Ag zoning. Within Town of Myersville's Growth Boundary and identified on Town's Master Plan for low density residential uses. Staff supports expansion of County CGA to mirror the Town's growth boundary with LDR plan designation.
APPLICANT: Donald Easterday,	PARCEL: 52, 53, 20					
	ACRES: P. 52: 23 ac.; P.53: 6 ac.; P. 20: 8 ac.					
	LOCATION: N/S Canada Hill Road at Easterday Road	ZONING	Agricultural			
CASE # CPZ-11-MD-12	TM: 76	COMP PLAN	NR	Rural Residential		Pre-2010 Plan: Rural Community plan and R-1 zoning 4.4 acres of developed property is fully wooded with 1 acre of moderate slopes on the eastern side of Braddock Mountain. Parcel is access by a 25-ft wide panhandle to Maitland Terrace through the Poplar Ridge subdivision. R-1 zoning would allow for one additional lot.
APPLICANT: Kass, LLC (Ken/Stephanie Jordan),	P: 516					
	ACRES: 5.8					
	LOCATION: end of Witmers Lane, Frederick in Braddock Heights	ZONING	RC	R-1		
CASE # CPZ11-MD-13	TAX MAP: 56	COMP PLAN	Natural Resource	Rural Residential		Pre-2010 Plan: LDR plan and R-1 zoning Property is part of forested ridge and slope area along Braddock Mountain and contains 11.2 acres of moderately sloped land. Established County policies (WR-P-04, MG-P-04, AG-P-03, MG-G-06) do not support residential growth areas that utilize individual wells and private septic systems and expansion into NR designated areas.
APPLICANT: Mason-Dixon Development Corp.	PARCEL: 476					
	ACRES: 43					
	LOCATION: W/S Ridge Road, adjacent to US Rt. 40, Braddock Heights	ZONING	Resource Cnsrvtn.	R-1		
CASE # CPZ-11-MD-14	TM: 76	COMP PLAN	NR	Rural Residential		Pre-2010 Plan: LDR (3.2 ac.), Ag/Rural (22.8 ac)/ R-1 zoning (26 ac). Property situated on eastern forested slope of Braddock Mountain with 9.1 acres of moderate slopes. Property is land-locked and current access for house traverses 4 parcels, severely compromising future subdivision. Current RC zoning would permit one additional lot if access is secured. Established County policies (WR-P-04, MG-P-04, AG-P-03, MG-G-06) do not support residential growth areas that utilize individual wells and private septic systems and expansion into NR designated areas.
APPLICANT: Rudy Hollow LLC (Ken/Carol Rudy)	P: 85					
	ACRES: 26					
	LOCATION: W/S Mt. Philip Rd, south of Fulmer Road in Braddock Heights	ZONING	RC	R-1		

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CASE # CPZ11-MD-15	TAX MAP: 76	COMP PLAN	NR/Rural Resd.	Rural Residential		Pre-2010 Plan: Rural Neighborhood plan and R-1 zoning. 8.8 acres of parcel is forested with moderate slopes and zoned RC; remainder of developed parcel (10.2 ac.) has gentle slopes, no forest cover and zoned R-1. The 10 ac. of existing R-1 would likely yield all that could be subdivided given the street frontage and configuration of the parcel. Established County policies (WR-P-04, MG-P-04, AG-P-03, MG-G-06) do not support residential growth areas that utilize individual wells and private septic systems and expansion into NR designated areas.
APPLICANT: Rudy Acres, LLC (Ken/Carol Rudy),	PARCEL: 81					
	ACRES: 19	ZONING	RC (8.8 ac.) and R-1 (10.2 ac.)	R-1		
	LOCATION: W/S Mount Phillip Rd. at Fulmer Rd in Braddock Heights					
CASE # CPZ11-MD-16	TM: 76	COMP PLAN	NR	Rural Residential		Pre-2010 Plan: Rural Neighborhood plan and R-1 zoning. Property is developed and contains 2 acres of woodlands associated with larger forest complex on Braddock Mountain. Parcel is currently landlocked though owners also have adjoining parcel. Established County policies (WR-P-04, MG-P-04, AG-P-03, MG-G-06) do not support additional residential growth on well/septics nor expansion of such areas into NR designated areas.
APPLICANT: Ken/Carol Rudy,	P: 426					
	ACRES: 3	ZONING	RC	R-1		
	LOCATION: N/S Fulmer Rd, west of Mount Philip Rd. in Braddock Heights					
CASE # CPZ11-MD-17	TAX MAP: 65	COMP PLAN	GC/Ag, Rural (in CGA)	LDR- 102.8 ac GC - 24.5 ac.		Pre 2010 Plan: GC, HDR, LDR, RC plan and R-3, Ag zoning. Property is located within the Town of Middletown's Community Growth Area. Town Plan designates frontage as Commercial w/ remainder low density residential Staff supports application of LDR and Commercial plan designation to be consistent with Town Plan. Zoning should remain A to facilitate annexation into Middletown.
APPLICANT: A.C. Jets, LLC and Edison Dick, trustee	PARCEL: 12					
	ACRES: 152	ZONING	Agricultural	Agricultural and R-3		
	LOCATION: E/S, and W/S Hollow Road, N/S Old National Pike					
CASE # CPZ11-MD-18(A)	TM: 66	COMP PLAN	NR	HDR		Pre-2010 Plan: LDR plan and R-1 zoning Property is forested and contains significant (4.5 ac.) steep slopes. High Density Residential is not appropriate for a Rural Community that only has limited public water available. Staff would not object to some R-1 zoning on the western portion of parcel adjacent to the Braddock Inn.
APPLICANT: Braddock Heights Estates (David Yinger)	P: 219					
	ACRES: 12	ZONING	RC	R-1		
	LOCATION: S/S Old National Pike, near terminus of Schley Avenue in Braddock Heights					

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CASE # CPZ11-MD-18(B)	TM: 66	COMP PLAN	Rural Community (12.9 ac), NR (3.1 ac)	HDR		Pre-2010 Plan: LDR plan and R-1 zoning Property is mostly zoned R-1 , which would likely support maximum development potential given access issues and physical constraints of the site. High Density Residential is not appropriate for a Rural Community that has limited public water available.
APPLICANT: Braddock Springs Tollhouse (David Yinger)	P: 401					
	ACRES: 16					
	LOCATION: S/S Old National Pike in Braddock Heights	ZONING	R-1 (12.9 ac), RC (3.1 ac.)	R-1		
CASE # CPZ11-MD-18(C)	TM: 66	COMP PLAN	Rural Community (6.1 ac), NR (39.9 ac)	HDR		Pre-2010 Plan: LDR plan and R-1 zoning Property is forested and contains significant (27 ac.) steep slopes. Six acres of property is not wooded, has VC zoning and is within water service area. The VC zoning would allow for greater flexibility, including residential and/or commercial uses, than the requested R-1. Staff supports maintaining the current split between the VC and RC zoning.
APPLICANT: Braddock Heights Estates (David Yinger),	P: 781					
	ACRES: 46					
	LOCATION: Schley Avenue and old Swimming Pool Rd in Braddock Heights	ZONING	VC (6.1 ac), RC (39.9 ac.)	R-1		
CASE # CPZ11-MD-18(D)	TM: 66	COMP PLAN	Rural Community	HDR		Pre-2010 Plan: LDR plan and R-1 zoning Property has VC zoning, which provides greater flexibility and density than the requested R-1 .
APPLICANT: David Yinger,	P: 782					
	ACRES: 1					
	LOCATION: E/S Old Swimming Pool Rd in Braddock Heights	ZONING	VC	R-1		